CHAPTER 2 Summary

2.1 PURPOSE OF THE SUMMARY

This section summarizes the characteristics of the proposed Beach and Edinger Corridors Specific Plan (referred to throughout this document as the proposed project and/or Specific Plan), the environmental impacts, mitigation measures, and residual impacts with the proposed project.

2.2 INTRODUCTION

This EIR is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed action. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts can be reduced to less-than-significant levels, whether through the imposition of code requirements (CRs), mitigation measures (MMs), or through the implementation of alternatives to the project. In a practical sense, EIRs function as a technique for fact-finding, allowing future Applicants, concerned citizens, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure.

2.3 SUMMARY OF PROPOSED PROJECT

The proposed Specific Plan is intended to implement a clear and comprehensive vision for growth and change along Beach Boulevard and Edinger Avenue. In particular, the proposed project is designed to coordinate private and public investment activities in the project site that will enhance the visual quality and economic vitality of primary commercial corridors in the City. The proposed Specific Plan establishes the primary means of regulating land use and development intensity and standards related to site layout, building design, and landscaping within the project site.

The Specific Plan project site extends along Beach Boulevard, from the Coastal Zone boundary in the south to Edinger Avenue, and along Edinger Avenue from Beach Boulevard westward to Goldenwest Street. The total acreage of the Specific Plan is approximately 459 acres. For ease of analysis within this EIR, the Specific Plan has been divided into five informal segments: (1) Residential Parkway, (2) Neighborhood Parkway, (3) Five Points District, (4) Neighborhood Boulevard, and (5) Town Center Boulevard. Each segment has unique planning approaches and development standards that would apply to new developments that are proposed within those areas. In all cases, however, existing uses within the Specific Plan area would be allowed to remain. A detailed discussion of the envisioned land use changes within each segment can be found in Chapter 3 (Project Description).

To summarize the proposed land uses changes, the Specific Plan would preserve and enhance the existing residential uses in the southern portion of the project site (in the Residential Parkway Segment)

and would focus on restructuring and revitalizing the area between Adams Avenue to the Five Points District (referred to as the Neighborhood Parkway Segment) with a broad mix of uses. Continuing north to the Five Points District, this segment would retain the successful community retail center and would encourage restructuring and revitalization of surrounding areas with a greater intensification and mix of uses. Between the Five Points District and Warner Avenue, the Neighborhood Boulevard Segment would facilitate long term transition from strip retail uses to development types that retain visibility to motorists, while providing a more attractive and comfortable pedestrian environment. The remaining portions of the project site along the northern reaches of Beach Boulevard and Edinger Avenue are within the Town Center Boulevard Segment. The development strategies within this segment are distinct for each corridor. However, the primary intent of land use changes along this segment is to encourage a dense central city district characterized by emerging structural differentiation, vitality, and activity. Geographically, the intention is to intensify land uses as one travels north along Beach Boulevard from the southern boundary of the Study area, developing a town center concept at the major intersection of Beach Boulevard and Edinger Avenue.

The proposed land use changes and increases in development intensity would result in additional growth focused within each of the above-mentioned areas. Overall, buildout of the Specific Plan (estimated at 2030) could result in the addition of up to 6,400 new dwelling units (du), 738,400 sf of retail uses, 350 hotel rooms, and 112,000 sf of office uses. However, not all of this development would be considered net growth. In many cases, existing structures would be replaced or redeveloped with the new uses. In order to accommodate the proposed development, it is estimated that approximately 1.4 million sf of existing commercial development within the Specific Plan (or approximately 22 percent of existing development) would be demolished. This takes into account that many of the existing buildings would remain on redeveloped parcels (i.e., only part of a parcel would be redeveloped). It is estimated that at buildout, commercial and office space would decrease compared to existing conditions but the 6,400 du would be considered net growth.

2.4 CLASSIFICATION OF ENVIRONMENTAL IMPACTS AND DISCUSSION OF MITIGATION MEASURES

Potential environmental impacts have been classified in the following categories:

- **Less Than Significant (LTS)**—Results in no substantial adverse change to existing environmental conditions
- **Potentially Significant (PS)**—Constitutes a substantial adverse change to existing environmental conditions that can be mitigated to less-than-significant levels by implementation of feasible mitigation measures or by the selection of an environmentally superior project alternative
- **Significant and Unavoidable (SU)**—Constitutes a substantial adverse change to existing environmental conditions that cannot be fully mitigated by implementation of all feasible mitigation measures or by the selection of an environmentally superior project alternative

Impacts are also classified as direct or indirect. Direct impacts occur both at the same time and the same place as the proposed project. Indirect impacts are also caused by implementation of the project;

however, they occur at a later time or are removed in distance. Lastly, cumulative impacts are also analyzed in this environmental document. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Where significant impacts are identified, CEQA requires that feasible mitigation measures are discussed to avoid or substantially reduce significant effects. As described in Section 15370 of the CEQA Guidelines, there are generally five categories of mitigation measures, which include the following:

- Avoiding the impact altogether by not taking a certain action or parts of an action
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action
- Compensating for the impact by replacing or providing substitute resources or environments

In addition, the City of Huntington Beach imposes standard code requirements (CRs) for the purpose of controlling or reducing potential environmental and/or safety issues associated with a proposed project. These CRs may include, but are not necessarily limited to, development standards, the payment of impact fees, infrastructure improvements, and/or operational requirements. In this EIR, standard CRs that are relevant to the environmental analysis are identified along with the discussion of mitigation measures in each resource-specific discussion provided in Chapter 4 of this document. CRs often have the effect of reducing an environmental impact, and as such, take the place of mitigation measures that would otherwise be required to address impacts. CRs identified in this document are not inclusive of all code requirements that would be imposed on the proposed project; only those CRs relevant to the environmental analysis are included.

2.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The following significant, unavoidable impacts would result from future developments as permitted under the proposed project. A detailed discussion of these impacts can be found in Chapter 4 (Environmental Analysis) of this document.

- **Air Quality**
  - > **Project Specific**—Construction and operation of future projects under the Specific Plan could generate air emissions that exceed SCAQMD thresholds.
  - > **Project Specific/Cumulative**—Implementation of the project could result in a cumulatively considerable net increase of criteria pollutants for which the project region is in nonattainment under an applicable federal or state ambient air quality standard.

- **Cultural Resources**
  - > **Project Specific**—Construction activities associated with future projects under the Specific Plan could cause a substantial adverse change in the significance of an historical resource due to physical demolition of property.
  - > **Cumulative**—The cumulative effects of development in the Orange County region would be significant since it is currently infeasible to determine whether future development under the proposed Specific Plan would result in demolition or removal of historic resources within the Specific Plan area.
- **Noise**
  - > **Project Specific**—Since construction activities could occur as close as 25 feet from sensitive receptors, implementation of the proposed project could generate or expose persons or structures to excessive groundborne vibration (above the threshold of 85 VdB).
  - > **Cumulative**—Vibration from concurrent future development within 50 feet of existing sensitive receptors could combine to result in a significant cumulative impact.
- **Population and Housing**
  - > **Cumulative**—All cumulative residential development would ultimately contribute to the substantial exceedance of SCAG population projections for the City for the 2030 timeframe. Because the proposed project would have a considerable contribution to the cumulative impact, this is considered significant.
- **Public Services**
  - > **Project Specific**—Full build-out of the proposed Specific Plan would increase the demand for fire protection services, and could require the construction of new or physically altered facilities to accommodate the increased demand.
  - > **Cumulative**—Implementation of mitigation measures could result in secondary effects in the future if additional staffing or equipment is required for the HBFD. Therefore, the contribution of the proposed project to cumulative impacts on fire services would be cumulatively considerable.
- **Recreation**
  - > **Project Specific**—Implementation of the proposed project would require the construction or improvement of a substantial amount of recreational facilities at the time of future development and/or redevelopment. Because the specifics of future recreational facilities are unknown at this time, it is infeasible to provide adequate mitigation measures to cover the breadth of potential future actions.
  - > **Cumulative**—Because the proposed project represents a majority of the future recreational needs that would be required through 2030, the cumulative impact of such future development is considered significant.
- **Transportation/Traffic**
  - > **Project Specific**— Under Year 2016 conditions, the proposed project would result in a significant impact at five Caltrans intersections because the City cannot guarantee

implementation of the mitigation measures. In addition, the project would increase traffic to the I-405 northbound loop ramp, which is currently deficient.

- > **Project Specific**— Under Year 2030 conditions, buildout of the proposed project would result in a significant impact at six Caltrans intersections because implementation of the mitigation measures cannot be guaranteed by the City. In addition, future projects under the Specific Plan would contribute traffic to the I-405 northbound loop ramp from Beach Boulevard, as well as the regional freeway system, which are both projected to have deficiencies in 2030.
- > **Cumulative**—Because implementation of the proposed project would contribute to projected regional freeway deficiencies in both 2016 and 2030, this increase is considered substantial in relation to the forecasted traffic load and capacity of the street system.

- **Utilities and Service Systems**
  - > **Project Specific**—Due to the statewide water supply situation, water supplies are projected to be deficient after 2010 or 2020, depending on the various WSA models used, as a result of SWP supply curtailments. Therefore, future development under the proposed project would result in a significant impact.
  - > **Cumulative**—Due to the statewide water supply situation, water supplies are projected to be deficient after 2010 or 2020, depending on the various WSA models used, as a result of SWP supply curtailments. Therefore, cumulative development would contribute to a significant cumulative impact.

2.6 ALTERNATIVES

As required by Section 15126.6(a) of the CEQA Guidelines and recent court cases, an EIR must:

> Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.

Further, Section 15126.6(b) Guidelines state:

> The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

Alternatives evaluated in this EIR include the following:

- Alternative 1: No Project/Reasonably Foreseeable Development (Continuation of Existing General Plan)
- Alternative 2: Decreased Residential
- Alternative 3: Decreased Residential/Increased Commercial

2.7 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Pursuant to Section 15123(b)(1) of the CEQA Guidelines, Table 2-1 (Summary of Environmental Effects and Code Requirements/Mitigation Measures) contains a summary of environmental impacts associated with the proposed project, mitigation measures that would reduce or avoid those effects, and the level of significance of the impacts following the implementation of mitigation measures.

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Aesthetics			
Impact 4.1-1 Implementation of the proposed project would not have an adverse effect on a scenic vista. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.1-2 Implementation of the proposed project would not degrade the visual character or quality of the site but could result in shade/shadow impacts on nearby light-sensitive uses. However, with implementation of mitigation measures, this impact is considered *less than significant*.	PS	**MM4.1-1** For projects that may result in a potential shade/shadow impact on nearby light-sensitive uses, the following mitigation measure shall be implemented at the City's discretion: Prior to issuance of a building permit, the Applicant shall be required to perform a shade and shadow analysis that demonstrates that the project will not result in significant impacts according to the following criteria. Shadowing impacts in the Specific Plan boundary are considered significant when shadows would be cast upon potentially sensitive uses during a substantial portion (greater than 50 percent) of the main daylight hours (9:00 A.M. to 3:00 P.M. during the fall, winter, and spring seasons, and 9:00 A.M. to 5:00 P.M. [daylight savings time] during the summer season). Light-sensitive uses are those that depend upon light for their operation (e.g., solar panels) or for which solar access is essential for their function (e.g., swimming pools). Light-sensitive uses also include public parks and routinely useable outdoor spaces associated with residences and schools (e.g., yards and playgrounds).	LTS
Impact 4.1-3 Implementation of the proposed project would introduce new sources of light and glare into the project vicinity that could adversely affect day or nighttime views in the area. However, with implementation of mitigation measures, this impact is considered *less than significant*.	PS	**MM4.1-2** Proposed new structures shall be designed to maximize the use of non-reflective façade treatments, such as matte paint or glass coatings. Prior to issuance of building permits for the proposed project, the Applicant shall indicate provision of these materials on the building plans.	LTS
Air Quality			
Impact 4.2-1 The proposed project would provide new sources of regional air emissions but would not conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.2-2 Implementation of the proposed project could violate an air quality standard and contribute substantially to an existing or projected air quality violation for criteria air pollutants. Even with mitigation measures, this impact is	PS	**MM4.2-1** Project applicants shall require by contract specifications that all diesel-powered equipment used will be retrofitted with after-treatment products (e.g., engine catalysts). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.	SU

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
considered *significant and unavoidable*.		**MM4.2-2** Project applicants shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site use low-NO_X diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California Air Resources Board diesel) in the South Coast Air Basin (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit. **MM4.2-3** Project applicants shall require by contract specifications that construction equipment engines be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit. **MM4.2-4** Project applicants shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit. **MM4.2-5** As required by South Coast Air Quality Management District Rule 403—Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following: ■ Application of soil stabilizers to inactive construction areas ■ Quick replacement of ground cover in disturbed areas ■ Watering of exposed surfaces three times daily ■ Watering of all unpaved haul roads three times daily ■ Covering all stock piles with tarp ■ Reduction of vehicle speed on unpaved roads ■ Post signs on-site limiting traffic to 15 miles per hour or less ■ Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads ■ Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas ■ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip **MM4.2-6** Project applicants shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		ratings of greater than 10,000 pounds shall be turned off when not in use for more than 5 minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **MM4.2-7** Project applicants shall require by contract specifications that construction parking be configured to minimize traffic interference during the construction period and, therefore, reduce idling of traffic. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **MM4.2-8** Project applicants shall require by contract specifications that temporary traffic controls are provided, such as a flag person, during all phases of construction to facilitate smooth traffic flow. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **MM4.2-9** Project applicants shall require by contract specifications that construction activities that affect traffic flow on the arterial system be scheduled to off-peak hours (10:00 A.M. to 4:00 P.M.). Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **MM4.2-10** Project applicants shall require by contract specifications that dedicated on-site and off-site left-turn lanes on truck hauling routes be utilized for movement of construction trucks and equipment on site and off site to the extent feasible during construction activities. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **MM4.2-11** Upon issuance of building or grading permits, whichever is issued earlier, notification shall be mailed to owners and occupants of all developed land uses within 300 feet of a project site within the Specific Plan providing a schedule for major construction activities that will occur through the duration of the construction period. In addition, the notification will include the identification and contact number for a community liaison and designated construction manager that would be available on site to monitor construction activities. The construction manager shall be responsible for complying with all project requirements related to PM_{10} generation. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contract information for the community liaison and construction manager will be located at the construction office, City Hall, the police department, and a sign on site. **MM4.2-12** Project applicants shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 125 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		MM4.2-13 Project applicants shall require by contract specifications that materials that do not require painting be used during construction to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach. **MM4.2-14** Project applicants shall require by contract specifications that pre-painted construction materials be used to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.	
Impact 4.2-3 Implementation of the proposed project would result in a cumulatively considerable net increase of criteria pollutants for which the proposed project region is in nonattainment under an applicable federal or state ambient air quality standard. This impact is considered *significant and unavoidable*.	PS	**MM4.2-1 through MM4.2-14** would also apply.	SU
Impact 4.2-4 Operation of the proposed project would increase local traffic volumes above existing conditions, but would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.2-5 Construction and operation of the proposed project would not create objectionable odors affecting a substantial number of people. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Biological Resources			
Impact 4.3-1 Construction of the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on birds protected under the *Migratory Bird Treaty Act*. However, with mitigation measures, this impact is considered *less than significant*.	PS	**MM4.3-1** Nesting avian species protected by the MBTA: a. Prior to any construction or vegetation removal between February 15 and August 31, a nesting bird survey shall be conducted by a qualified biologist of all habitats within 250 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 250 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds) a 100-foot no-work buffer shall be maintained between the nest and	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		construction activity. This buffer can be reduced in consultation with CDFG and/or USFWS. b. Completion of the nesting cycle shall be determined by qualified ornithologist or biologist.	
Impact 4.3-2 Implementation of the proposed project could have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the *Clean Water Act* (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. However, with mitigation measures, this impact is considered *less than significant*.	PS	**MM4.3-2** Wetland Habitat a. For projects located on vacant (nondeveloped) land, preparation of a wetland delineation shall be required as deemed necessary by the City of Huntington Beach. The delineation shall be conducted in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual, and the September 2008 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0), The delineation report shall be prepared and submitted to the U.S. Army Corps of Engineers (USACE) for their verification. A copy of the USACE's verification letter and the delineation report shall be provided to the City of Huntington Beach. If no wetlands are present on the project site, no additional measures shall be required. b. Prior to the issuance of grading permits by the City, if wetlands are present on the project site (based on the verified wetland delineation), the project applicant shall acquire all applicable wetland permits. These permits include, but would not be limited to, a Section 404 Wetlands Fill Permit from the USACE, or a Report of Waste Discharge from the Regional Water Quality Control Board (RWQCB), and a Section 401 Water Quality Certification from the RWCQB. Additionally, a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Game (CDFG) would be required for development that would cross or affect any stream course (including the Barge Canal). c. The project applicant shall, where feasible, preserve the maximum amount of existing wetlands and establish minimum 25- to 50-foot buffers around all sides of these features. In addition, the final project design shall not cause significant changes to the pre-project hydrology, water quality, or water quantity in any wetland that is to be retained on site. This shall be accomplished by avoiding or repairing any disturbance to the hydrologic conditions supporting these wetlands, as verified through wetland protection plans. d. Where avoidance of existing wetlands and drainages is not feasible, then mitigation measures shall be implemented for the project-related loss of any existing wetlands on site, such that there is no net loss of wetland acreage or habitat value. Wetland mitigation shall be developed as a part of the Section 404 CWA permitting process, or for nonjurisdictional wetlands, during permitting through the RWQCB and/or CDFG. Mitigation is to be provided prior to construction related impacts on the existing wetlands. The exact mitigation ratio is variable, based on the type and value of the wetlands affected by the project, but agency standards typically require a minimum of 1:1 for preservation and 1:1 for construction of new wetlands. In addition, a wetland mitigation and monitoring plan shall be developed that includes the following: ■ Descriptions of the wetland types, and their expected functions and values	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		■ Performance standards and monitoring protocol to ensure the success of the mitigation wetlands over a period of five to ten years ■ Engineering plans showing the location, size and configuration of wetlands to be created or restored ■ An implementation schedule showing that construction of mitigation areas shall commence prior to or concurrently with the initiation of construction ■ A description of legal protection measures for the preserved wetlands (i.e., dedication of fee title, conservation easement, and/or an endowment held by an approved conservation organization, government agency or mitigation bank)	
Cultural and Paleontological Resources			
Impact 4.4-1 Construction activities associated with implementation of the proposed project could cause a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5 of the CEQA Guidelines. Even with mitigation measures, this impact is considered *significant and unavoidable*.	PS	**MM4.4-1** Prior to development activities that would demolish or otherwise physically affect buildings or structures 45 years old or older or affect their historic setting, the project applicant shall retain a cultural resource professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History to determine if the project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines. The investigation shall include, as determined appropriate by the cultural resource professional and the City of Huntington Beach, the appropriate archival research, including, if necessary, an updated records search of the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System and a pedestrian survey of the proposed development area to determine if any significant historic-period resources would be adversely affected by the proposed development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any historical resources within the development area and includes recommendations and methods for eliminating or reducing impacts on historical resources. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or reducing impacts on historical resources identified in the technical report or memorandum.	SU
Impact 4.4-2 Construction activities associated with implementation of the proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines or disturb human remains. However, with mitigation measures, this impact is	PS	**MM4.4-2(a)** Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to determine if the project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines or disturb human remains. The investigation shall include, as determined appropriate by the archaeologist and the City of Huntington Beach, an updated records search of the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System, updated Native American consultation, and a pedestrian survey of the area	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
considered *less than significant*.		proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any archaeological resources within the development area and includes recommendations and methods for eliminating or avoiding impacts on archaeological resources or human remains. The measures shall include, as appropriate, subsurface testing of archaeological resources and/or construction monitoring by a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe (e.g., the Gabrieliño Tongva Nation) and/or the Native American Heritage Commission. The methods shall also include procedures for the unanticipated discovery of human remains, which shall be in accordance with Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or avoiding impacts on archaeological resources identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain an archaeologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM4.4 2(b). **MM4.4-2(b)** If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Huntington Beach shall be notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the appropriate Information Center.	
Impact 4.4-3 Construction activities associated with implementation of the proposed project could directly or indirectly destroy a unique paleontological resource or site or geologic feature pursuant to Section 15064.5 of the CEQA Guidelines. However, with mitigation measures, this impact is considered *less than significant*.	PS	**MM4.4-3(a)** Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project applicant shall retain a professional paleontologist to determine if the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The investigation shall include, as determined appropriate by the paleontologist and the City of Huntington Beach, a paleontology records check and a pedestrian survey of the area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies the paleontological sensitivity of the development area and includes recommendations and	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		methods for eliminating or avoiding impacts on paleontological resources or unique geologic features. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or avoiding impacts on paleontological resources or unique geologic features identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain a paleontologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM4.4-3(b). **MM4.4-3(b)** Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction, the construction foreman shall cease construction within 100 feet of the find until a qualified professional can provide an evaluation. Mitigation of resource impacts shall be implemented and funded by the project applicant and shall be conducted as follows: 1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high 2. Assess effects on identified sites 3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted 4. Obtain comments from the researchers 5. Comply with researchers' recommendations to address any significant adverse effects where determined by the City to be feasible In considering any suggested mitigation proposed by the consulting paleontologist, the City of Huntington Beach staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, applicable policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.	
Geology and Soils			
Impact 4.5-1 Future development under the proposed project could expose people and/or structures to potentially substantial adverse effects, including the risk of loss, injury, or death,	PS	**CR4.5-1** A California-licensed Civil Engineer (Geotechnical) shall prepare and submit to the City a detailed soils and geotechnical analysis with the first submittal of a grading plan for future development. This analysis shall include Phase II Environmental soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, and landscaping.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
involving fault rupture, strong seismic groundshaking and/or seismic-related ground failure, including liquefaction. Although seismic groundshaking would occur during major earthquakes, with compliance with applicable State and City regulations and implementation of mitigation measures, this impact is considered *less than significant*.		**MM4.5-1** Future development in the Beach Boulevard and Edinger Avenue Corridors Specific Plan area shall prepare a grading plan to contain the recommendations of the final soils and geotechnical report. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, fill placement, temporary shoring and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control, shoring and internal bracing, and plan review.	
Impact 4.5-2 Future development under the proposed project could expose people or structures to risk of loss, injury, or death involving landslides. However, with compliance with soil stability standards required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code, and implementation of code requirements and mitigation measures, this impact is considered *less-than-significant*.	PS	**CR4.5-1** and **MM4.5-1** would also apply.	LTS
Impact 4.5-3 Construction and operation of future development under the proposed project could result in substantial soil erosion, loss of top soil, changes in topography or unstable soil conditions. However, with compliance with slope stability, soil stability, and seismic-resistant design standards for structures proposed for human occupancy required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code and implementation of code requirements and mitigation measures, this impact is considered *less than significant*.	PS	**CR4.5-1** and **MM4.5-1** would also apply.	LTS
Impact 4.5-4 A portion of the Specific Plan area would be located on subsidence-prone and potentially liquefiable soils. However, with compliance with slope and soil stability standards required by the City of Huntington Beach General	PS	**CR4.5-1, MM4.5-1**, and **CR4.7-1** would also apply.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Plan, Building Code, and Grading and Excavation Code, and implementation of code requirements and mitigation measures, this impact is considered *less than significant*.			
Impact 4.5-5 A portion of the Specific Plan area would be located on expansive soil. However, with compliance with soil stability standards required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code, and implementation of code requirements and mitigation measures, this impact is considered *less than significant*.	PS	**CR4.5-1** and **MM4.5-1** would also apply.	LTS
Hazards and Hazardous Materials			
Impact 4.6-1 Implementation of the proposed project could involve the routine use, storage, transport, or disposal of hazardous materials, but no significant hazard to the public or the environment is anticipated to occur. With compliance with local, state, and federal regulations, this impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.6-2 Implementation of the proposed project could create a potential significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. However, with compliance with existing regulations and implementation of mitigation measures, this impact is considered *less than significant*.	PS	**MM4.6-1** Prior to the issuance of grading permits on any project site, the site developer(s) shall: ■ Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and extent of contamination that is present before development activities precede at that site. ■ If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project. ■ If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		■ Closure reports or other reports acceptable to the Huntington Beach Fire Department that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the Huntington Beach Fire Department prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City. **MM4.6-2** In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area. **MM4.6-3** Prior to the issuance of grading permits, future development in the Specific Plan shall comply with HBFD City Specification No. 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared and submitted by the Applicant to the HBFD for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered in the soil on the future development project site, the Applicant's grading, building and methane plans shall reference that a sub-slab methane barrier and vent system will be installed at the project site per City Specification No. 429, prior to plan approval. If required by the HBFD, additional methane mitigation measures to reduce the level of methane gas to acceptable levels shall be implemented.	
Impact 4.6-3 Implementation of the proposed project could result in the handling of acutely hazardous materials, substances, or waste within ¼ mile of a proposed school, but would not create a risk to human health from such activities. With compliance with existing regulations, this impact is considered *less than significant*.	LTS	No mitigation is required.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.6-4 Individual sites within the Specific Plan are included on a list of hazardous materials sites and as a result could create a significant hazard to the public or environment. However, with implementation of mitigation measures, this impact is considered *less than significant*.	PS	**MM4.6-1** and **MM4.6-2** would also apply.	LTS
Impact 4.6-5 Implementation of the proposed Specific Plan would not result in a safety hazard for people residing or working in the project area. This impact is considered *less than significant.*	LTS	No mitigation is required.	LTS
Impact 4.6-6 Implementation of the Specific Plan could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. However, with implementation of mitigation measures, this impact is considered *less than significant.*	PS	**MM4.6-4** To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, the developer shall consult with the City of Huntington Beach Police and Fire Departments to disclose temporary lane or roadway closures and alternative travel routes. The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall coordinate with the City of Huntington Beach Police and Fire Departments to designate proper detour routes and signage indicating alternative routes.	LTS
Hydrology and Water Quality			
Impact 4.7-1 Construction and operation of the Specific Plan could increase stormwater runoff and alter existing land use such that stormwater pollutant loads or concentrations, including erosion and sediment, are increased. These processes could result in a violation of waste discharge requirements or water quality standards and provide substantial additional sources of polluted runoff. However, with implementation of mitigation measures, this impact is considered *less than significant*.	PS	**MM4.7-1** City of Huntington Beach shall require Applicants for new development and significant redevelopment projects within the Specific Plan area to prepare a project Water Quality Management Plan (WQMP) in accordance with the DAMP requirements and measures described below and with all current adopted permits. The WQMP shall be prepared by a Licensed Civil Engineer and submitted for review and acceptance prior to issuance of a Precise Grading or Building permit. BMPs in the WQMP shall be designed in accordance with the Municipal NPDES Permit, Model WQMP, DAMP, and City of Huntington Beach LIP. As noted in the Specific Plan, all development projects shall include site design and source control BMPs in the project WQMP. Additionally, new development or significant redevelopment projects and priority projects shall include LID principles to reduce runoff to a level consistent with the maximum extent practicable and treatment control BMPs in the WQMP. If permanent dewatering is required and allowed by the City, OCWD, and other regulatory agencies, the Applicant shall include a description of the dewatering technique, discharge location, discharge quantities, chemical characteristics of discharged water, operations and maintenance plan, and WDID number for proof of coverage under the De Minimus Threat General Permit or copy of the individual	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		WDR in the WQMP. Additionally, the WQMP shall incorporate any additional BMPs as required by the City Public Works Department. The WQMP shall include the following additional requirements: <u>Project and Site Characterization Requirements</u> ■ Entitlement Application numbers and site address shall be included on the title sheet of the WQMP ■ In the project description section, explain whether proposed use includes onsite food preparation, eating areas (if not please state), outdoor activities to be expected, vehicle maintenance, service, washing cleaning (if prohibited onsite, please state) ■ All potential pollutants of concern for the proposed project land use type as per Table 7.II-1 of the Orange County Model Water Quality Management Plan shall be identified ■ A narrative describing how all potential pollutants of concern will be addressed through the implementation of BMPs and describing how site design BMP concepts will be considered and incorporated into the project design shall be included ■ Existing soil types and estimated percentages of perviousness for existing and proposed conditions shall be identified ■ In Section I of the WQMP, state verbatim the Development Requirements from the Planning Department's letter to the Applicant ■ A site plan showing the location of the selected treatment control BMPs and drainage areas shall be included in the WQMP ■ A Geotechnical Report shall be submitted to address site conditions for determination of infiltration limitations and other pertinent characteristics. <u>Project-Based Treatment Control BMPs</u> ■ Infiltration-type BMPs shall not be used unless the Geotechnical Report states otherwise. Depth to seasonal high groundwater is determined to provide at least a 10-foot clearance between the bottom of the BMP and top of the water table. It is expected that infiltration BMPs may be feasible between Holland Drive and Utica Drive, however, a Geotechnical Investigation must be conducted to ensure sufficient properties ■ Wet swales and grassed channels shall not be used because of the slow infiltration rates of project site soils, the potentially shallow depth to groundwater, and water conservation needs ■ If proprietary Structural Treatment Control devices are used, they shall be sited and designed in compliance with the manufacturers design criteria ■ Surface exposed treatment control BMPs shall be selected such that standing water drains or evaporates within 24 hours or as required by the County's vector control ■ Excess stormwater runoff shall bypass the treatment control BMPs unless they are designed to	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		handle the flow rate or volume from a 100-year storm event without reducing effectiveness. Effectiveness of any treatment control BMP for removing the pollutants of concern shall be documented via analytical models or existing studies on effectiveness. ■ The project WQMP shall incorporate water efficient landscaping using drought tolerant, native plants in accordance with Landscape and Irrigation Plans as set forth by the Association (see below) ■ Pet waste stations (stations that provide waste pick-up bags and a convenient disposal container protected from precipitation) shall be provided and maintained ■ Building materials shall minimize exposure of bare metals to stormwater. Copper or Zinc roofing materials, including downspouts, shall be prohibited. Bare metal surfaces shall be painted with non-lead-containing paint The following BMPs shall not be used because they have not been shown to be effective in many situations. Therefore, unless sufficient objective studies and review are available and supplied with the WQMP to correctly size devices and to document expected pollutant removal rates the WQMP shall not include: ■ Hydrodynamic separator type devices as a BMP for removing any pollutant except trash and gross particulates ■ Oil and Grit separators Any Applicant proposing development in the Specific Plan Area is encouraged to consider the following BMPs: ■ Sand filters or other filters (including media filters) for rooftop runoff ■ Dry swales. A dry swale treatment system could be used if sufficient area, slope gradient, and length of swale could be incorporated into the project design. Dry swales could remove substantial amounts of nutrients, suspended solids, metals, and petroleum hydrocarbons ■ Other proprietary treatment devices (if supporting documentation is provided) <u>Non-Structural BMPs</u> The WQMP shall include the following operations and maintenance BMPs under the management of a Homeowners/Business Association (Association), where applicable. The Association shall fund and implement an operational and maintenance program that includes the following: ■ The Association shall dictate minimum landscape maintenance standards and tree trimming requirements for the total project site. Landscape maintenance shall be performed by a qualified landscape maintenance company or individual in accordance with a Chemical Management Plan detailing chemical application methods, chemical handling procedures, and worker training. Pesticide application shall be performed by a certified applicator. No chemicals shall be stored on-site unless in a covered and contained area and in accordance with an approved Materials Management Plan.	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		Application rates shall not exceed labeled rates for pesticides, and shall not exceed soil test rates for nutrients. Slow release fertilizers shall be used to prevent excessive nutrients in stormwater or irrigation runoff. ■ The Association shall have the power and duty to establish, oversee, guide, and require proper maintenance and tree trimming procedures per the ANSI A-300 Standards as established by the International Society of Arborist. The Association shall require that all trees be trimmed by or under the direct observation/direction of a licensed/certified Arborist for the entire area. The Association shall establish minimum standards for maintenance for the total community, and establish enforcement thereof for the total community. The Association shall rectify problems arising from incorrect tree trimming, chemical applications, and other maintenance within the total community. ■ Landscape irrigation shall be performed in accordance with an Irrigation Management Plan to minimize excess irrigation contributing to dry- and wet-weather runoff. Automated sprinklers shall be used and be inspected at least quarterly and adjusted yearly to minimize potential excess irrigation flows. Landscape irrigation maintenance shall be performed in accordance with the approved irrigation plans, the City Water Ordinance and per the City Arboricultural and Landscape Standards and Specifications. ■ Proprietary stormwater treatment systems maintenance shall be in accordance with the manufacturer's recommendations. If a nonproprietary treatment system is used, maintenance shall be in accordance with standard practices as identified in the current CASQA (2003) handbooks, operations and maintenance procedures outlined in the approved WQMP, City BMP guidelines, or other City-accepted guidance. ■ Signage, enforcement of pet waste controls, and public education would improve use and compliance, and therefore, effectiveness of the program, and reduce the potential for hazardous materials and other pollution in stormwater runoff. The Association shall prepare and install appropriate signage, disseminate information to residents and retail businesses, and include pet waste controls (e.g., requirements for pet waste clean up, pet activity area restrictions, pet waste disposal restrictions) in the Association agreement/Conditions, Covenants, and Restrictions. ■ Street sweeping shall be performed at an adequate frequency to prevent build up of pollutants (see http://www.fhwa.dot.gov/environment/ultraurb/ for street sweeping effectiveness). ■ The Association shall develop a maintenance plan for BMPs and facilities identifying responsible parties and maintenance schedules and appropriate BMPs to minimize discharges of contaminants to storm drain systems during maintenance operations. ■ Reporting requirements: the Association shall prepare an annual report and submit the annual report to the City of Huntington Beach documenting the BMPs operations and maintenance conducted that year. The annual report shall also address the potential system deficiencies and corrective actions taken or planned.	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		Site Design BMPs Any Applicant proposing development in the Specific Plan Area is required to incorporate LID principles as defined in the Municipal NPDES Permit and is encouraged to consider the following BMPs, if allowed in accordance with the Geotechnical Report and limitations on infiltration BMPs: ■ Use of porous concrete or asphalt (if acceptable to the Geotechnical Engineer and where infiltration will not adversely affect groundwater) or other pervious pavement for driveways, paths, sidewalks, and courtyards/open space areas, to the maximum extent practicable, would reduce pollutants in stormwater runoff as well as provide some detention within the material void[1] space. If porous paver blocks are used, they shall be adequately maintained to provide continued porosity (effectiveness) ■ Incorporation of rain gardens or cisterns to reuse runoff for landscape irrigation ■ Green roofs to reduce runoff and treat roof pollutants ■ Site design and landscape planning to group water use requirements for efficient irrigation	
Impact 4.7-2 Implementation of the proposed project could result in substantial groundwater dewatering or deplete groundwater supplies. However, with implementation of code requirements and mitigation measures, this impact is considered *less than significant*.	PS	**CR4.7-1** Prior to receiving any grading or building permit, the Applicant for a specific development project shall prepare a Precise Grading and Drainage Plan containing the recommendations of the final Soils and Geotechnical Reports analysis for temporary and permanent groundwater dewatering, as well as for surface drainage. **MM4.7-2** The City of Huntington Beach shall require that any Applicant prepare a Groundwater Hydrology Study to determine the lateral transmissivity of area soils and a safe pumping yield such that dewatering activities do not interfere with nearby water supplies. The Groundwater Hydrology Study shall make recommendations on whether permanent groundwater dewatering is feasible within the constraints of a safe pumping level. The Applicant's engineer of record shall incorporate the Hydrology Study designs and recommendations into project plans. If safe groundwater dewatering is determined to not be feasible, permanent groundwater dewatering shall not be implemented. The City Director of Public Works, OCWD, and other regulatory agencies shall approve or disapprove any permanent groundwater dewatering based on the Groundwater Hydrology Study and qualified Engineers' recommendations.	LTS
Impact 4.7-3 Implementation of the proposed project could increase stormwater runoff, exceed the capacity of existing or planned stormwater drainage systems, and cause on- or off-site flooding. However, with implementation of mitigation measures, this impact is considered *less than significant*.	PS	**MM4.7-3** The City of Huntington Beach shall require that the Applicant's Licensed Civil Engineer for each site-specific development prepare a Hydrology and Hydraulic Study to identify the effects of potential stormwater runoff from the specific development on the existing storm drain flows for the 10-, 25-, and 100-year design storm events. The Hydrology and Hydraulic Study shall identify existing runoff and proposed runoff, in addition to existing storm drain system capacity at the development site discharge location to the nearest down-gradient main junction. The Applicant shall design site drainage and document that the proposed development would not increase peak storm event flows over existing	LTS

[1] Void space is the empty space between individual particles.

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		conditions for the design storm events. The final site plan shall not exceed an impervious fraction of 0.9, unless sufficient retention is incorporated into the site design to accommodate excess runoff. The Hydrology and Hydraulic Study shall also incorporate all current adopted Municipal NPDES Permit requirements for stormwater flow calculations and retention/detention features in effect at the time of review. **MM4.7-4** The City of Huntington Beach shall require that adequate capacity in the storm drain system is demonstrated from the specific development site discharge location to the nearest main channel to accommodate discharges from the specific development. If capacity is demonstrated as adequate, no upgrades will be required. If capacity is not adequate, the City of Huntington Beach shall identify corrective action(s) required by the specific development Applicant to ensure adequate capacity. Corrective action could include, but is not limited to: ■ Construction of new storm drains, as identified in the MPD or based on the Hydrology and Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the MPD ■ Improvement of existing storm drains, as identified in the MPD or based on the Hydrology and Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the MPD ■ In-lieu fees to implement system-wide storm drain infrastructure improvements ■ Other mechanisms as determined by the City Department of Public Works. ■ For nonresidential areas, if redevelopment would result in an impervious fraction of less than 0.9 and does not increase the directly connected impervious area compared to existing conditions, runoff is expected to remain the same or less than as assessed in the MPD and only MPD improvements would be required. Because some storm drain system constraints may be located far downgradient from the actual development site, several properties may serve to contribute to system capacity constraints. Therefore, the City Department of Public Works shall assess each site development and system characteristics to identify the best method for achieving adequate capacity in the storm drain system. Drainage assessment fees/districts to improve/implement storm drains at downstream locations or where contributing areas are large are enforced through *Municipal Code* (Section 14.20). The City Department of Public Works shall review the Hydrology and Hydraulic Study and determine required corrective action(s) or if a waiver of corrective action is applicable. The site-specific development Applicant shall incorporate required corrective actions into their project design and/or plan. Prior to receiving a Certificate of Occupancy or final inspection, the City Department of Public Works shall ensure that required corrective action has been implemented.	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.7-4 Implementation of the proposed project would not contribute more wastewater that could contribute to water quality degradation but it could increase the use of recycled water, which could cause or contribute to groundwater quality degradation. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.7-5 Implementation of the proposed project could place housing and structures within a 100-year flood hazard area and expose people and structures to risk of loss, injury, or death involving flooding, including flooding by failure of a levee or dam, or tsunamis. With existing regulatory requirements and programs, this impact is considered *less than significant*.	LTS	No mitigation is required	LTS
Impact 4.7-6 Implementation of the Specific Plan could place structures within a 100-year flood hazard area, but wouldn't impede and redirect flood flows. This impact is considered *less than significant*.	LTS	No mitigation is required	LTS
Impact 4.7-7 Implementation of the Specific Plan would result in the construction of new and/or improved stormwater drainage facilities. However, with implementation of mitigation measures and existing regulations, this impact is considered *less than significant*.	PS	**MM4.7-1**, **MM4.7-3**, and **MM4.7-4** would also apply.	LTS
Land Use and Planning			
Impact 4.8-1 Implementation of the proposed project would adopt new standards and land uses not currently allowed within the project site. However, the proposed project would not conflict with applicable land use plans, policies, or regulations adopted for the purpose of mitigating an environmental effect. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Noise			
Impact 4.9-1 Implementation of the proposed project could generate noise levels in excess of standards established by the City. However, with implementation of mitigation measures, this impact is considered *less than significant*.	PS	**MM4.9-1** Project applicants shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels: ■ Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 300 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period ■ Ensure that construction equipment is properly muffled according to industry standards and be in good working condition ■ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible ■ Schedule high noise-producing activities between the hours of 8:00 A.M. and 5:00 P.M. to minimize disruption on sensitive uses, Monday through Saturday. Schedule pile-driving activities between the hours of 8:00 A.M. and 4:00 P.M. on Mondays through Fridays only. ■ Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources ■ Use electric air compressors and similar power tools rather than diesel equipment, where feasible ■ Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 10 minutes ■ Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. **MM4.9-2** Project applicants shall require by contract specifications that construction staging areas along with the operation of earthmoving equipment within the project area would be located as far away from vibration and noise sensitive sites as possible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. **MM4.9-3** Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		MM4.9-4 Project applicants shall provide proper shielding for all new HVAC systems used by the proposed residential and mixed-use buildings to achieve a noise attenuation of 15 dBA at 50 feet from the equipment. **MM4.9-5** Prior to issuance of building permits, project applicants shall submit an acoustical study for each development, prepared by a certified acoustical engineer. Should the results of the acoustical study indicate that that exterior (e.g., patios and balconies) and interior noise levels would exceed the standards set forth in the City of Huntington Beach Municipal Code Sections 8.40.050 through 8.40.070, the project applicant shall include design measures that may include acoustical paneling or walls to ensure that noise levels do not exceed City standards. Final project design shall incorporate special design measures in the construction of the residential units, if necessary.	
Impact 4.9-2 Implementation of the proposed project could generate or expose persons or structures to excessive groundborne vibration. Even with implementation of mitigation measures, construction impacts are considered *significant and unavoidable*.	PS (Construction) LTS (Operation)	**MM4.9-1 through MM4.9-3** would also apply.	SU (Construction) LTS (Operation)
Impact 4.9-3 Implementation of the proposed project would result in a substantial temporary or periodic increase in ambient noise levels during construction activities but not during project operation. However, with implementation of mitigation measures, these impacts are considered *less than significant*.	PS (Construction) LTS (Operation)	**MM4.9-1 through MM4.9-3** would also apply.	LTS (Construction) LTS (Operation)
Impact 4.9-4 The proposed project would not cause a substantial permanent increase in ambient noise levels. With implementation of mitigation measures, this impact is considered *less than significant*.	LTS	**MM4.9-4** would also apply.	LTS
Population and Housing			
Impact 4.10-1 Implementation of the proposed project would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.10-2 Implementation of the proposed project would accommodate projected future housing, but would not induce substantial population growth beyond that already forecasted in the General Plan or by SCAG. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Public Services			
Impact 4.11-1 Implementation of the proposed project would increase the demand for fire protection services, and could require the construction of new or physically altered facilities to accommodate the increased demand. Even with implementation of mitigation measures, this impact is considered *significant and unavoidable*.	PS	**MM4.11-1** Subject to the City's annual budgetary process, which considers available funding and the staffing levels needed to provide acceptable response time for fire and police services, the City shall provide sufficient funding to maintain the City's standard, average level of service through the use of General Fund monies.	SU
Impact 4.11-2 Implementation of the proposed project could result in the need for additional officers; however, the project is not anticipated to require new or physically altered police facilities in order to maintain acceptable service ratios. This impact is considered *less than significant*.	PS	**MM4.11-1** would also apply.	LTS
Impact 4.11-3 Although the proposed project could result in additional students it is not anticipated to require new or physically altered facilities, the construction of which could cause significant environmental impacts. The increase in students would likely be accommodated within existing facilities due to available capacity in the school districts. With implementation of code requirements, this impact is considered *less than significant*.	PS	**CR4.11-1** Project Applicants for future development located within the HBCSD shall pay all applicable development impact fees in effect at the time of building permit issuance to the HBCSD to cover additional school services required by the new development. These fees are currently $1.52 per square foot (sf) for any new multi-family attached residential unit, $0.29 per sf of commercial/industrial development, and $0.25 per sf of hotel/motel development. **CR4.11-2** Project Applicants for future development located within the OVSD shall pay all applicable development impact fees in effect at the time of building permit issuance to the OVSD to cover additional school services required by the new development. These fees are currently $1.37 per square foot (sf) of accessible interior space for any new residential unit and $0.22 per sf of covered floor space for new commercial/retail development. **CR4.11-3** Future project Applicants shall pay all applicable development impact fees in effect at the time of building permit issuance to the HBUHSD to cover additional school services required by the new development. These fees are currently $1.15 per square foot (sf) of accessible interior space for any new residential unit and $0.16 per sf of covered floor space for new commercial/retail development.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.11-4 Implementation of the proposed project would not result in the need for new or physically altered library facilities in order to maintain acceptable service ratios. With implementation of code requirements, this impact is considered *less than significant*.	PS	**CR4.11-4** The Applicant of future individual development projects shall pay required library and community enrichment impact fees per Chapter 17.66 of the City's Municipal Code (Library Development Fee), prior to issuance of building permits.	LTS
Recreation			
Impact 4.12-1 Implementation of the proposed project would increase the use of and/or otherwise affect existing parks and recreational facilities, but would not cause substantial physical deterioration of the facilities to occur or be accelerated. With implementation of code requirements, this impact is considered *less than significant*.	PS	**CR4.12-1** Prior to the issuance of building permits for future development in the Specific Plan, project Applicants shall demonstrate compliance with City parkland requirements identified in Chapter 254.08 (or Ordinance No. 3596) of the City of Huntington Beach Zoning and Subdivision Ordinance, either through the dedication of onsite parkland or through payment of applicable fees. Any on-site park provided in compliance with this section shall be improved prior to final inspection (occupancy) of the first residential unit (other than model homes).	LTS
Impact 4.12-2 Implementation of the proposed project could result in the construction of recreational facilities at the time of future development and/or redevelopment. Even with implementation of code requirements, this impact is considered *significant and unavoidable*.	PS	**CR4.12-1** would also apply.	SU
Transportation/Traffic			
Impact 4.13-1 Under Year 2016 conditions, operation of the proposed project would cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system. Even with implementation of mitigation measures, this impact is considered *significant and unavoidable*.	PS	**MM4.13-1** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate westbound right turn lane to the intersection of Beach Boulevard at Warner Avenue. Implementation of this improvement would require Caltrans approval. **MM4.13-2** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of dual northbound and southbound left turn lanes to the intersection of Beach Boulevard at Garfield Avenue. Implementation of this improvement would require Caltrans approval. **MM4.13-3** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth northbound through lane to the intersection of Brookhurst Street at Adams Avenue.	SU

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		MM4.13-4 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate northbound right turn lane to the intersection of Brookhurst Street at Adams Avenue. **MM4.13-5** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth southbound through lane to the intersection of Brookhurst Street at Adams Avenue. **MM4.13-6** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth eastbound through lane to the intersection of Brookhurst Street at Adams Avenue. **MM4.13-7** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth westbound through lane to the intersection of Brookhurst Street at Adams Avenue. **MM4.13-8** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution to allow a right turn overlap for a westbound right turn at the intersection of Brookhurst Street at Adams Avenue. **MM4.13-9** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution to allow a right turn overlap for a northbound right turn at the intersection of Brookhurst Street at Adams Avenue. **MM4.13-10** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth northbound through lane to the intersection of Beach Boulevard at Edinger Avenue. Implementation of this improvement would require Caltrans approval. **MM4.13-11** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a third westbound through lane to the intersection of Beach Boulevard at Edinger Avenue. Implementation of this improvement would require Caltrans approval. **MM4.13-12** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate southbound right turn lane to the intersection of Beach Boulevard at Bolsa Avenue. Implementation of this improvement would require Caltrans and City of Westminster approvals. **MM4.13-13** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a second westbound left turn lane to the intersection of Beach Boulevard at Talbert Avenue. Implementation of this improvement would require Caltrans	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		approval. **MM4.13-14** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a de facto westbound right turn lane to the intersection of Beach Boulevard at Talbert Avenue. Implementation of this improvement would require Caltrans approval.	
Impact 4.13-2 Under Year 2030 conditions, operation of the proposed project would cause an increase in traffic, which is substantial in relation to the forecasted traffic load and capacity of the street system. Even with implementation of mitigation measures, this impact is considered *significant and unavoidable*.	PS	**MM4.13-1 through MM4.13-14** would also apply. **MM4.13-15** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the conversion of a separate westbound right turn lane to a de facto right turn lane at the intersection of Newland Street at Warner Avenue. **MM4.13-16** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a third westbound through lane to the intersection of Newland Street at Warner Avenue. **MM4.13-17** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate southbound right turn lane to the intersection of Beach Boulevard at McFadden Avenue. Implementation of this improvement would require Caltrans and City of Westminster approvals. **MM4.13-18** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate northbound right turn lane to the intersection of Beach Boulevard at McFadden Avenue. Implementation of this improvement would require Caltrans and City of Westminster approvals.	SU
Impact 4.13-3 Construction of the proposed project would not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.13-4 Implementation of the proposed project would not exceed standards established by the Orange County Transportation Authority. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.13-5 Implementation of the project would not substantially increase roadway hazards. With implementation of code requirements, this impact is considered *less than significant*.	PS	**CR4.13-1** On-site and off-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project area. Restriping and signage on certain roadways could be required to control movements and provide safe access from any proposed driveways. **CR4.13-2** Sight distance at individual project access points shall be reviewed to ensure compliance with appropriate sight distance standards at the time of preparation of final grading, landscape and street improvement plans.	LTS
Impact 4.13-6 The project would not result in inadequate emergency access. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.13-7 Implementation of the proposed project would not result in inadequate parking capacity. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.13-8 Implementation of the proposed project would not conflict with adopted policies supporting alternative transportation. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Utilities and Service Systems			
Impact 4.14-1 Implementation of the proposed project could require new water connections or expanded water conveyance systems. However, the project would not require or result in the construction of new or expanded water treatment facilities, the construction of which could cause significant environmental effects. This impact is considered *less than significant*.	PS	**CR4.14-1** A hydraulic water capacity analysis is required to determine the water improvements necessary to adequately protect the property per the Fire Department requirements. The developer shall be required to upgrade/improve the City's water system to meet the water demands to the property and/or otherwise mitigate the impacts of the project at no cost to the City. The developer shall coordinate this effort with the Public Works and Fire Departments and shall be responsible to pay the City for all related fees required to perform the analysis using the City's hydraulic water model.	LTS
Impact 4.14-2 Implementation of the proposed project would generate an additional demand for water, which would require water supplies in excess of existing entitlements and resources, or result in the need for new or expanded entitlements. Even with the implementation of mitigation measures, this impact is considered *significant and unavoidable*.	PS	**CR4.14-2** Prior to the issuance of building permits for future development in the Specific Plan, project Applicants shall demonstrate compliance with the City's Water Efficient Landscape ordinance (*Municipal Code* 14.52) in a manner approved by the City Departments of Planning and Public Works. **MM4.14-1** The components of future projects in the Specific Plan area shall incorporate the following measures to ensure that conservation and efficient water use practices are implemented per project. Project proponents at commercial and retail facilities shall: ■ Require employees to report leaks and water losses immediately and shall provide information and	SU

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		training as required to allow for efficient reporting and follow up. ■ Educate employees about the importance and benefits of water conservation. ■ Create water conservation suggestion boxes, and place them in prominent areas. ■ Install signs in restrooms and cafeterias that encourage water conservation. ■ Assign an employee to evaluate water conservation opportunities and effectiveness. ■ Develop and implement a water management plan for its facilities that includes methods for reducing overall water use. ■ Conduct a water use survey to update current water use needs. (Processes and equipment are constantly upgrading, thus changing the need for water in some areas.) ■ Repair leaks. Check the water supply system for leaks and turn off unnecessary flows. ■ Utilize water-efficient irrigation systems and drought tolerant plant palette and insure that sprinklers are directing water to landscape areas, and not to parking lots, sidewalks or other paved areas. ■ Adjust the irrigation schedule for seasonal changes. ■ Install low-flow or waterless fixtures in public and employee restrooms. ■ Instruct cleaning crews to use water efficiently for mopping. ■ Use brooms, squeegees, and wet/dry vacuums to clean surfaces before washing with water; do not use hoses as brooms. Sweep or blow paved areas to clean, rather than hosing off (applies outside, not inside). ■ Avoid washing building exteriors or other outside structures. ■ Sweep and vacuum parking lots/sidewalks/window surfaces rather than washing with water. ■ Switch from “wet” carpet cleaning methods, such as steam, to “dry,” powder methods. Change window-cleaning schedule from “periodic” to “as required.” ■ Set automatic optic sensors on icemakers to minimum fill levels to provide lowest possible daily requirement. Ensure units are air-cooled and not water-cooled. ■ Control the flow of water to the garbage disposal ■ Install and maintain spray rinsers for pot washing and reduce flow of spray rinsers for prewash ■ Turn off dishwashers when not in use – wash only full loads ■ Scrape rather than rinse dishes before washing ■ Operate steam tables to minimize excess water use ■ Discontinue use of water softening systems where possible ■ Ensure water pressure and flows to dishwashers are set a minimum required setting ■ Install electric eye sensors for conveyer dishwashers ■ Retrofit existing flushometer (tankless) toilets with water-saving diaphragms and coordinate	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		automatic systems with work hours so that they don't run continuously ■ Use a shut-off nozzle on all hoses that can be adjusted down to a fine spray so that water flows only when needed. ■ Install automatic rain shutoff device on sprinkler systems ■ Launder hotel linens per room by request or after vacancy	
Impact 4.14-3 Implementation of the proposed project would not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.14-4 Implementation of the proposed project could require new sewer connections, and could require or result in the construction of new or expanded wastewater conveyance systems. However, with implementation of code requirements and mitigation measures, this impact is considered *less than significant*.	PS	**CR4.14-3** Prior to issuance of a Precise Grading or Building Permit, Applicants of individual development projects in the Specific Plan area shall prepare a sewer analysis and submit it to the Department of Public Works for review and approval. Data from a 14-day or longer flow test shall be included in the analysis. This analysis shall specifically identify constraints, including requirements for new connections or upgrades to existing stubout connections, associated with development of individual projects in accordance with the proposed Specific Plan. **CR4.14-4** For each individual project, the OCSD shall confirm that there is capacity in the existing main and trunk sewer lines serving the individual projects that may be developed in accordance with the proposed Specific Plan. **MM4.14-2** The City of Huntington Beach shall require that adequate capacity in the wastewater collection system is demonstrated from the specific development site discharge location to the nearest OCSD main or trunk line to accommodate discharges from the specific development project. If capacity is demonstrated as adequate, no upgrades will be required. If capacity is not adequate, the City of Huntington Beach shall identify corrective action(s) required by the specific development Applicant to ensure adequate capacity. Corrective action could include, but is not limited to: ■ Upsize new sewer pipes, as identified in sewer analysis (CR4.14-3) ■ Discharge assessment fees/districts to upsize sewer lines at downstream locations or where contributing areas are large ■ In-lieu fees to implement system-wide wastewater collection infrastructure improvements ■ Other mechanisms as determined by the City Department of Public Works. Because some wastewater collection system constraints may be located far down gradient from the actual development site, several properties may serve to contribute to system capacity constraints. Therefore, the City Department of Public Works shall assess each development and system characteristics to identify the best method for achieving adequate capacity in the wastewater collection	LTS

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		system. The City of Huntington Beach Department of Public Works shall review the sewer analysis and determine required corrective action(s) or if a waiver of corrective action is applicable. The site-specific development Applicant shall incorporate required corrective actions into their project design and/or plan. Prior to Final Inspection, the City Department of Public Works shall ensure that required corrective action has been implemented.	
Impact 4.14-5 Implementation of the proposed project would not increase wastewater generation such that treatment facilities would be inadequate to serve the project's projected demand in addition to the provider's existing commitments. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.14-6 Implementation of development under the proposed project would not generate solid waste that exceeds the permitted capacity of landfills serving the City of Huntington Beach. This impact is *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.14-7 Implementation of the proposed project could increase the demand for electricity and/or natural gas; however, the construction of new energy and/or gas production or transmission facilities would not be required. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Impact 4.14-8 Implementation of the proposed project would not result in the wasteful or inefficient use of energy. This impact is considered *less than significant*.	LTS	No mitigation is required.	LTS
Climate Change			
Impact 4.15-1 Implementation of future development under the proposed project would contribute to greenhouse gas emissions in the state of California. However, with implementation of mitigation measures, this impact is considered *less than significant*.	PS	**MM4.15-1** The City shall require by contract specifications that all diesel-powered equipment used would be retrofitted with after-treatment products (e.g., engine catalysts and other technologies available at the time construction commences) to the extent that they are readily available and cost effective when construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **MM4.15-2** The City shall require by contract specifications that alternative fuel construction equipment	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		(i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) would be utilized to the extent feasible at the time construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **MM4.15-3** The City shall require that developers within the project site use locally available building materials, such as concrete, stucco, and interior finishes, for construction of the project and associated infrastructure. **MM4.15-4** The City shall require developers within the project site to establish a construction management plan with Rainbow Disposal to divert a target of 50 percent of construction, demolition, and site clearing waste. **MM4.15-5** The City shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **MM4.15-6** The City shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than five minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach. **MM4.15-7** The City shall require that any new development within the Specific Plan area provide signs within loading dock areas clearly visible to truck drivers. These signs shall state that trucks cannot idle in excess of five minutes per trip. **MM4.15-8** The City shall require by contract specifications that electrical outlets are included in the building design of future loading docks to allow use by refrigerated delivery trucks. Future project-specific Applicants shall require that all delivery trucks do not idle for more than five minutes. If loading and/or unloading of perishable goods would occur for more than five minutes, and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off. **MM4.15-9** The City shall require that any new development within the project site provide a bulletin board or kiosk in the lobby of each proposed structure that identifies the locations and schedules of nearby transit opportunities.	

LTS = Less Than Significant PS = Potentially Significant SU = Significant and Unavoidable